Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20040712-0082265

This instrument prepared by:
LAW OFFICE OF DAVID J. WAYNICK
211 Donelson Pike, Suite 2
Nashville, TN 37214
(615) 885-5707

ADDRESS OF NEW OWNER:
Daniel F. Foland and Patricia A. Parker Foland, Co-Trustees
109 Kennett Road
Old Hickory, TN 37138

SEND TAX BILL TO:
To New Owners

MAP 54-10

PARCEL 9

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration), I, **PATRICIA ANN PARKER (now PATRICIA ANN PARKER FOLAND),** by these presents do hereby quitclaim, grant and convey unto **DANIEL F. FOLAND, CO-TRUSTEE AND PATRICIA A. PARKER FOLAND, CO-TRUSTEE, OF THE FOLAND REVOCABLE TRUST**, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, all of my right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

TRACT I
Being Lot No. 140, previously shown as "Reserved Parcel A" on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northeasterly margin of Kennett Road, common corner of Lots 140 and 139; thence with the line between said two lots North 46 degrees 36' East 400.2 feet to the rear line of Lot 140; thence with said rear line, a broken line, South 55 degrees 39' East 49.7 feet; South 6 degrees 16' East 79.9 feet; and South 55 degrees 19' East 48.0 feet, to the common rear corner of Lots 140 and 141; thence with the line between said two lots, South 54 degrees 35' West 386.3 feet to a point in the Northeasterly margin of Kennett Road; thence with said margin, Northwesterly 120.0 feet to the point of beginning.

TRACT II
LAND lying and being in Davidson County, Tennessee and described according to an unrecorded survey made by Cummings and Associates, July 25, 1983, described as follows to wit:

BEGINNING at the Northeast corner of Lot 140 on the Plan of Brandywine Farms Section IV as of record in Book 3700, page 108, Register's Office for Davidson County, Tennessee; thence South 6 degrees 16' 00" East 79.9 feet to a concrete monument; thence North 1 degree 27' 04" East 72.61 feet to a point; thence North 50 degrees 25' 00" West 14.0 feet to an iron pin; thence South 6 degrees 16' 00" East 2.10 feet to a concrete monument the point of beginning.

Daniel F. Parker, spouse of Patricia Ann Parker Foland, hereby joins in the execution of this instrument for the sole purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Patricia Ann Parker Foland.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of July 2004.

Patricia Ann Parker

PATRICIA ANN PARKER, Grantor
now Patricia Ann Parker Foland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Ann Parker, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and Sworn to before me this 8th day of July 2004.

Christie J. Lannom

Notary Public
My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires June 26, 2005

Daniel F. Foland

DANIEL F. FOLAND, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel F. Foland, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and Sworn to before me this 8th day of July 2004.

Christie J. Lannom

Notary Public
My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires June 26, 2005

Being the same property conveyed to Patricia Ann Parker by Warranty Deed from Walter D. Vandergrift, Jr. and wife, Patricia A. Vandergrift, of record in Book 10355, page 379, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3816, page 544, amended in Book 3822, page 851, and made applicable in Book 4102, page 870, Register's Office for Davidson County, Tennessee. Subject to Plan of record in Book 3700, page 108, Register's Office for Davidson County, Tennessee.

This improved property known as 109 Kennett Road, Old Hickory, Tennessee 37138.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Patricia Parker Foland
Affiant

Subscribed and sworn to before me this 8th day of July 2004.

Christie J. Lannom
Notary Public
My Commission Expires

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires
June 26, 2005